

MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD REMOTELY (VIA ZOOM) AT 6.30 PM ON TUESDAY 16th MARCH 2021

PRESENT: Chairman: Cllr C Brockley
Cllrs: G Baker, G Campbell, M Jones, C Matthews, R Owen, J Pearson, S Price, S Ryder, M Tasker, M Worth

OFFICERS: C J Earley, Town Clerk
R Dudley, Assistant Clerk

Members of the Public: Cllr P Richards, Mr Mark Biltcliffe

286/20 Welcome and Apologies for Absence

The Chair welcomed all members to the meeting and introduced the three new councillors; Cllrs R Owen, S Price and S Ryder. No apologies for absence were received.

287/20 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. None were received.

288/20 Planning Application 0/48201 & 0/48202 (Public Participation):

The Chairman agreed to bring this item forward in the agenda, as part of the public participation session.

The Chair welcomed Mr Mark Biltcliffe to the meeting and informed him the council had received many objections to the application. The Chair summarised the objections and asked if Mr Biltcliffe had anything to add.

Mr Biltcliffe thanked the Committee for the opportunity to speak and raised concerns over the application. He said it was over development of the site and not in keeping with the character of the area. He also said it did not make sense to demolish structurally sound buildings and the existing buildings should be adapted.

The Chair thanked Mr Biltcliffe for his comments and he retired from the meeting.

289/20 Minutes:

Resolved to approve and sign, as a correct record, the Minutes of the last meeting, held on 23rd February 2021.

290/20 Matters Arising from Previous Meetings:

a) Min. 257/20(d) – Pre-Application Consultation, Former Sports Court, Oak Drive:

The Clerk submitted a copy of the response sent to the developer, which was noted by members.

b) Min 257/20 (g) – Future Wales:

The Clerk submitted the newsletter which contained a link to the Future Wales Plan (the new name for the National Development Framework) and gave a brief overview of where the plan sits in the national planning framework.

291/20 Conwy CBC:

a) Temporary Traffic Regulation: Members noted the temporary traffic regulation for Oak Drive and Llanrwst Road for 18/05/21 (BT Work).

b) Temporary Traffic Regulation: Members noted the temporary traffic regulation for Nant y Glyn Road, Colwyn Bay from 27/04 – 30/04/21 (Gas Work).

c) Bay Life Meeting held on 9th March 2021: The Clerk gave a brief verbal report and reminded members that a special meeting had been convened next Tuesday with a presentation about the updated Town Centre Improvement Plan.

292/20 North and Mid Wales Association of Local Councils (N&MWALC):

The Chair invited Cllr Paul Richards to give a verbal report regarding the North Coast Transport Liaison Committee he had attended on 26th February 2021. Cllr Richards summarised all the key points. Meetings would be held bi-monthly. Cllr Richards encouraged members to access the N&MWALC website as it was very informative. The Chair thanked Cllr Richards for his report.

Members were asked to note that the NCTLC had been tasked with completing a station audit with local councils for presentation to Transport for Wales, which will then inform formal Station Improvement Audits. An audit form has been sent which requires response by 14th April and the audit will be completed by July 2021.

Resolved to recommend that authorisation to respond be delegated to the Clerk after consultation with Cllr P Richards, C Hughes, M Worth and A Khan, who had undertaken a site visit to the station on behalf of Colwyn in Bloom. Cllr Ricki Owen was also invited to join the consultation group.

293/20 Transport for Wales Authority:

The Clerk gave a brief verbal report following a recent discussion with a representative from Transport for Wales regarding the Colwyn Bay Renovation project 2022/23 and future renovations to Colwyn Bay Station. The Clerk reported that 3 buildings at the station were being brought back to use and the Town Council will be invited to be involved in discussions on how to best utilise these for the benefit of the community. More information is expected in May.

294/20 Chapter 1. Part 3 of the Public Health (Wales) Act 2017 and the Smoke Free Premises and the Vehicles (Wales) Regulations 2020:

The Clerk submitted information, which was noted by members.

295/20 Communication and Social Media Policy:

The Clerk submitted two draft Communications Policies, and asked members to consider their adoption either alongside the existing IT and Social Media policies or as a separate one which would incorporate all aspects. Members requested that both policies be shared and the item deferred to the next meeting for consideration.

Resolved to recommend that the policies be shared to the members and the item be deferred until the next meeting.

296/20 Planning:

a) The Clerk submitted, for consideration, the planning applications received from CCBC.

Resolved to submit observations on these applications, as detailed in Schedule 'A' attached.

b) No further Planning Decisions had been issued by CCBC.

c) Planning Site Visit:

Cllr Merrill Jones gave a brief verbal report on a site visit she had attended last Tuesday to the Civic Centre Site in Colwyn Bay. The Town Council had had no objections to the proposals.

d) Planning Aid Wales: Members noted that training was still available on the online portal till June 2nd 2021. Cllrs Owen, Price and Ryder asked to be registered.

e) Pre-Application Consultation (PAC): The Clerk submitted notification of a pre-application consultation regarding 228, Abergele Road, Colwyn Bay. It was noted that the plans had been difficult to access and the Clerk shared an overview of the proposals on screen. Concerns were raised over inadequate parking provision for 16 apartments, the lack of green space for use by the residents and how refuse wagons would access the site. Also there appeared to be inadequate provision for bin storage.

Resolved that the link be shared and to request any additional comments/concerns to be emailed to the office by Friday and the Clerk be delegated authority to reply with a summary of concerns to the developer.

The meeting closed at 7.55 pm.

..... Chairman

16/03/2021

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48048	D (Cynlluniau/ adroddiadau diwygiedig/ Amended Plans/reports)	<p>Dymchwel garej deulawr a chodi Canolfan deulawr un pwrpas. Safle: Sure Hope Christian Centre, 317, Abergele Road, Old Colwyn, LL29 9YF Ymgeisydd: Mr Peter Calcraft Mae'r Cyngor Tref yn cydnabod bod yr ymgeisydd wedi ystyried pryderon y cymdogion. Mae'r Cyngor Tref yn derbyn bod y cynlluniau newydd yn ymdrin â'r mwyafrif o'r pryderon ynglŷn ag eiddo cyfagos, diffyg preifatrwydd a cholli goleuni ond mae hefyd yn cydnabod y gwasanaeth hanfodol a roddir i'r gymuned ehangach. Mae'r Cyngor Tref yn gofyn i amodau cael eu gosod ynglŷn ag amseroedd derbyn / danfon (9-5 oriau dydd yn unig ac nid ar Suliau) a bod digon o finiau addas ar gyfer storio / bwyd gwastraff ar gael. Demolish existing two storey garage and erection of purpose built two storey centre. Location: Sure Hope Christian Centre, 317, Abergele Road, Old Colwyn, LL29 9Y Applicant: Mr Peter Calcraft The Town Council acknowledges that the applicant has taken into consideration the concerns of neighbours. The Town Council accept the revised proposals do address the majority of the concerns regarding neighbouring properties, lack of privacy and loss of light but also acknowledges the vital service this will provide to the wider community. The Town Council request that conditions be imposed regarding times of delivery/collection (9-5 daytime only and not on Sundays) and suitable storage for bins/waste food be provided.</p>
0/48167	PC (Extension requested for comments)	<p>Cais cynllunio hybrid i ddatblygu'r safle fesul cam, gan gynnwys: 1) Cais cynllunio llawn i godi 54 o anheddau preswyl, creu mynedfa newydd i gerbydau, creu mynediad mewnol, creu man agored cyhoeddus, creu cyswllt ffurfiol â llwybr troed, gyda gwaith draenio, tirlunio a pharcio cysylltiedig. 2) Cais cynllunio amlinellol i godi 19 o anheddau, creu ffordd fynediad fewnol a gwaith cysylltiedig. Safle: Land adjacent to Bryn Rodyn, Dolwen Road, Old Colwyn. LL29 8UQ Ymgeisydd: Mr Max Jones Gwrthwynebiad Mae gan y Cyngor Tref y pryderon a ganlyn:</p> <ol style="list-style-type: none"> 1. Tagfa traffig ar Gylchfan y Marine - fe baratowyd adroddiad traffig yn Rhagfyr 2020 pan oedd ysgolion a cholegau ar gau a phobl yn cael eu cynghori i weithio o adref lle'r oedd hyn yn bosibl. Mae'r Cyngor Tref yn gofyn am adroddiad pellach dan amodau mwy arferol 2. Nid yw'r datblygiad arfaethedig hwn yn cydymffurfio a Chynllun Teithio Gweithredol Conwy ac yn rhy bell o amwynderau lleol. Does dim safleoedd bysiau ger y safle datblygu. 3. A yw'r isadeiledd yn bodoli ar gyfer datblygiad o'r fath: meddygfeydd, digon o le yn yr ysgolion? 4. Yn y gorffennol cafwyd materion yn ymwneud a llifogydd a materion yn ymwneud a chyflenwadau dŵr yn yr ardal hon. Mae yna broblem barhaus gyda draenio dŵr arwyneb <p>Mae'r Datblygiad y tu allan i ardal anheddiad y Cynllun Datblygu Lleol ac ni</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
		<p>chafodd ei glustnodi ar gyfer codi tai. Rydym felly yn gofyn i'r cais hwn cael ei wrthod.</p> <p>Hybrid planning application for phased development of the site comprising: 1) Full planning application for the erection of 54 residential dwellings, creation of new vehicular access, creation of internal access, creation of public open space, creation of formal footpath link, with associated drainage works, landscaping and parking. 2) Outline planning application for the erection of 19 dwellings, creation of internal access road and associated works</p> <p>Location: Land adjacent to Bryn Rodyn, Dolwen Road, Old Colwyn. LL29 8UQ Applicant: Mr Max Jones Objections</p> <p>The Town Council has the following concerns:</p> <ol style="list-style-type: none"> 5. Traffic congestion at Marine Roundabout – a traffic report was undertaken in December 2020 when schools and colleges were closed and people were being advised to work from home where possible. The Town Council requests a further report is undertaken under more normal circumstances. 6. This proposed development does not comply with Conwy’s Active Travel Plan and is too far from local amenities. There are no bus stops near to the development site. 7. Is the infrastructure in place to accommodate such a development: GP’s , sufficient school places etc? 8. In the past there have been flooding issues and water supply issues in this area. There is a persistent problem with surface water drainage 9. The Development is outside the settlement area of the LDP and was not allocated for housing. We therefore request that this application be declined.
Ar GyGer 0/48184	D	<p>Ychwanegu balconiau ar yr ochrau gogleddol a gorllewinol gyda drysau Ffrengig yn agor arnynt, bydd ffenestri dormer yn cael eu hychwanegu ar y ochr ddwyreinol, bydd y to yn cael ei addasu l’w wneud l edrych fel un yn hytrach nac edrych fel dau do fel ag y mae ar hyn o bryd, bydd drysau Ffrengig yn cael eu gosod yn y gegin a’r ystafell fwyta, bydd y garej yn cael eu disodli gan un ychydig yn fwy a fydd yn gyffiniol a’r gegin, ffenestr portwll un y llofft, ail fae ar ochr ogleddol yr ystafell fyw.</p> <p>Safle: 105, Marine Drive, Rhos on Sea, LL28 4HU Ymgeisydd: Jared Goldblatt Dim Gwrthwynebiad</p> <p>Balconies are to be added on the north and west sides with French doors opening onto them, dormer windows will be added on the east side, the roof will be adjusted to unify it compared to it looking like two roofs currently, French doors will be incorporated into the kitchen and dining room, the garage will be replaced by a slightly enlarged one that will be contiguous with the kitchen. Porthole window to loft, second bay to north side of living room.</p> <p>Location: 105, Marine Drive, Rhos on Sea, LL28 4HU Applicant: Jared Goldblatt No Objections</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48189	D	<p>Codi Garej</p> <p>Safle: 5, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AF</p> <p>Ymgeisydd: Mr Nicky Collinge</p> <p>Dim Gwrthwynebiad</p> <p>Erection of garage</p> <p>Location: 5, Pen y Bryn Road, Upper Colwyn Bay, LL29 6AF</p> <p>Applicant: Mr Nicky Collinge</p> <p>No Objections</p>
0/48201	D	<p>Dymchwel arfaethedig hen gartref nyrsio ac adeiladu 4 annedd a datblygiadau cysylltiol</p> <p>Safle: 13-17, Priory Grange, Kenelm Road, Rhos on Sea, LL28 4EE</p> <p>Ymgeisydd: Mr George Khanijau & Mr Sandeep Gupta</p> <p><u>Gwrthwynebiad:</u></p> <p>Mae'r Cyngor Tref yn cefnogi pryderon y trigolion, bod hwn am fod yn orddatblygiad o'r safle ac nid yw'n cydymffurfio a chymeriad yr ardal; bydd yr adeiladau 3 llawr a fwriedir yn cael effaith niweidiol ar olygfa'r stryd. Mae parcio yn brif bryder hefyd, ac fe hoffai'r Cyngor Tref weld y wal gerrig ar y ffrynt yn cael ei gadw, er mwyn lleihau effaith y datblygiad ar olygfa'r stryd.</p> <p>Mae'r Cyngor Tref o'r farn na ddylai datblygiadau eraill yn yr ardal leol, lle rhoddwyd caniatâd iddynt, er nad ydynt yn cydymffurfio a chymeriad yr ardal, cael ei weld i fod yn gysail</p> <p>Proposed demolition of former nursing home and erection of 4 no. Dwellings and associated development</p> <p>Location: 13-17, Priory Grange, Kenelm Road, Rhos on Sea, LL28 4EE</p> <p>Applicant: Mr George Khanijau & Mr Sandeep Gupta</p> <p><u>Objections</u></p> <p>The Town Council support the resident's concerns that this will be an overdevelopment of the site and not in keeping with the character of the area; the proposed 3 Storey buildings will have a detrimental impact on the street scene. Parking is also a major concern, as the Town Council would prefer that the front stone wall be retained, to reduce the impact of the development on the street scene.</p> <p>The Town Council feels that other developments in the local area, which have been granted permission, but are out of keeping with the character of the area, should not be seen to set a precedent.</p>
0/48202	D	<p>Dymchwel arfaethedig hen gartref nyrsio ac adeiladu 4 annedd a datblygiadau cysylltiol</p> <p>Safle: 13-17, Priory Grange, Kenelm Road, Rhos on Sea, LL28 4EE</p> <p>Ymgeisydd: Mr George Khanijau & Mr Sandeep Gupta</p> <p><u>Gwrthwynebiad:</u></p> <p>Mae'r Cyngor Tref yn cefnogi pryderon y trigolion, bod hwn am fod yn orddatblygiad o'r safle ac nid yw'n cydymffurfio a chymeriad yr ardal; bydd yr adeiladau 3 llawr a fwriedir yn cael effaith niweidiol ar olygfa'r stryd. Mae parcio yn brif bryder hefyd, ac fe hoffai'r Cyngor Tref weld y wal gerrig ar y ffrynt yn cael ei gadw, er mwyn lleihau effaith y datblygiad ar olygfa'r stryd.</p> <p>Mae'r Cyngor Tref o'r farn na ddylai datblygiadau eraill yn yr ardal leol, lle rhoddwyd caniatâd iddynt, er nad ydynt yn cydymffurfio a chymeriad yr ardal, cael ei weld i fod yn gysail</p> <p>Proposed demolition of former nursing home and erection of 4 no. Dwellings and associated development</p>

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		<p>Location: 13-17, Priory Grange, Kenelm Road, Rhos on Sea, LL28 4EE Applicant: Mr George Khanijau & Mr Sandeep Gupta Objections The Town Council support the resident's concerns that this will be an overdevelopment of the site and not in keeping with the character of the area; the proposed 3 Storey buildings will have a detrimental impact on the street scene. Parking is also a major concern, as the Town Council would prefer that the front stone wall be retained, to reduce the impact of the development on the street scene. The Town Council feels that other developments in the local area, which have been granted permission, but are out of keeping with the character of the area, should not be seen to set a precedent.</p>
0/48204	D	<p>Tynnu aildyfiant o 5 Sycamorwydden Safle: Tan y Bryn Road, 3, Cedar Grove, Rhos on Sea, LL28 4TJ Ymgeisydd: Mr S Scarff Dim Gwrthwynebiad To remove regrowth from 5 no. sycamore trees Location: Tan y Bryn Road, 3, Cedar Grove, Rhos on Sea, LL28 4TJ Applicant: Mr S Scarff No objections</p>
0/48206	D	<p>Gantri teledu newydd arfaethedig a llety cysylltiedig i ddarparu cyfleusterau gofynnol ar gyfer cynghrair Cymru Safle: Colwyn Bay Football Club, Llanelian Road, Old Colwyn, LL29 8UN Ymgeisydd: Mr Dilwyn Roberts Dim Gwrthwynebiad Proposed new TV gantry and associated accommodation to provide required facilities for the League of Wales Location: Colwyn Bay Football Club, Llanelian Road, Old Colwyn, LL29 8UN Applicant: Mr Dilwyn Roberts No objections</p>
0/48216	D	<p>Cael Gwarded ar Helygen Safle: 30, Brooklands, Old Colwyn, Conwy, LL29 8EN Ymgeisydd: Dr Gillian Scott To remove 1 no Willow Tree Location: 30, Brooklands, Old Colwyn, Conwy, LL29 8EN Applicant: Dr Gillian Scott Tree Warden wishes to contact Conwy CBC Tree Officer before observations are submitted.</p>
0/48219	D	<p>Dymchwel adeilad to ar oledd yng nghefn yr eiddo a chodi estyniad deulawr newydd yng nghefn yr eiddo Safle: 36, Min y Don Avenue, Old Colwyn, LL29 9TA Ymgeisydd: Ms Evans Dim Gwrthwynebiad Proposed demolition of existing rear lean-to and proposed new rear two storey extension Location: 36, Min y Don Avenue, Old Colwyn, LL29 9TA Applicant: Ms Evans No Objections</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48232	D	<p>Tynnu 1 sycamorwydden a thorri adfywiad sycamorwydden yn ol gan ganiatau aildyfu fel coedlan</p> <p>Safle: 1, Pentre Canol, Old Colwyn, Conwy, LL29 8US</p> <p>Ymgeisydd: Mr Mark Lewis</p> <p>Dim Gwrthwynebiad</p> <p>To remove 1 no. Sycamore and cut back sycamore regeneration allowing it to regrow as a coppice</p> <p>Location: 1, Pentre Canol, Old Colwyn, Conwy, LL29 8US</p> <p>Applicant: Mr Mark Lewis</p> <p>No Objections</p>
0/48234	D	<p>Adeiladu 2 annedd ar wahan a 2 lawr, gyda garej fewnol, a mynediad iddi (Cais Amlinellol)</p> <p>Safle: Tir I'r de o 169, Llanrwst Road, Upper Colwyn Bay, Conwy, LL28 5YS</p> <p>Ymgeisydd: Mrs Margaret Powell</p> <p>Dim Gwrthwynebiad</p> <p>Construction of 2 no. storey detached dwelling with integral garage and means of access there to (Outline Application)</p> <p>Location: Land to the south of 169, Llanrwst Road, Upper Colwyn Bay, Conwy, LL28 5YS</p> <p>Applicant: Mrs Margaret Powell</p> <p>No Objections</p>
0/48235	D	<p>Adnewyddu eiddo preswyl presennol. Estyniad deulawr I'r ochr ac estyniad un lawr I'r cefn. Ychwanegu mwy o le byw ac ystafelloedd gwely. Dreif ychwanegol gan nad oes lawer o ddreif ar y funud a phroblemau gyda pharcio ar y stryd.</p> <p>Safle: Upland House, 11, Upland Road, Colwyn Bay, LL29 7RH</p> <p>Ymgeisydd: Miss Kay Smith</p> <p>Dim Gwrthwynebiad</p> <p>Renovation of existing residential property. Two storey extensions to side and single storey extension to the rear. Adding extra living space and bedrooms. Additional driveway as there is limited existing driveway and issues with on street parking</p> <p>Location: Upland House, 11, Upland Road, Colwyn Bay, LL29 7RH</p> <p>Applicant: Miss Kay Smith</p> <p>No Objections</p>
0/48244	D	<p>Newid defnydd lefel llawr isaf yr eiddo o'r A1 Manwerthu cyfredol I A2 Defnydd Proffesiynol arfaethedig. Mae'r eiddo I'w ddefnyddio fel swyddfa cyfrifwyr ac asiantaeth osod, sydd eisoes wedi'i Sefydlu yn Rhodfa'r Tywysog, Bae Colwyn. Mae hon yn mynd I fod yn swyddfa newydd gan fod ein swyddfa bresennol yn cael ei gwerthu gan y landlord</p> <p>Safle: 6, Everard Road, Rhos on Sea, LL28 4EY</p> <p>Ymgeisydd: Mrs Michelle Widdowson</p> <p>Dim Gwrthwynebiad</p> <p>Change of use of the ground floor level of the property from the existing A1 Retail to proposed A2 Professional Use. The property is to be used as an accountant's office and a letting agency who are already established in Princes Drive, Colwyn Bay. This is going to be a replacement office as our current office is being sold by the Landlords.</p> <p>Location: 6, Everard Road, Rhos on Sea, LL28 4EY</p> <p>Applicant: Mrs Michelle Widdowson</p> <p>No Objections</p>

Cyfeirnod/ Reference	LEFEL/ LEVEL	CAIS/APPLICATION
0/48254	D	<p>Adeiladu annedd breifat deulawr newydd Safle: 71, Llanrwst Road, Upper Colwyn Bay, LL28 5YL Ymgeisydd: Mr J Barnett Dim Gwrthwynebiad To construct a new build 2 storey private dwelling Location: 71, Llanrwst Road, Upper Colwyn Bay, LL28 5YL Applicant: Mr J Barnett No Objections</p>
0/48260	D	<p>Estyniad Cefn Arfaethedig a Thrawsnewid Crogloffft Safle: 152A, Penrhyn Avenue, Rhos on Sea, LL28 4LB Ymgeisydd: Mr & Mrs Pierce Dim Gwrthwynebiad Proposed Rear extension & Loft Conversion Location: 152A, Penrhyn Avenue, Rhos on Sea, LL28 4LB Applicant: Mr & Mrs Pierce No Objections</p>
0/48270		<p>Amrywio amod rhif 4 (tirlunio) o ganiatad cynllunio 0/47298 (Amrywio amod rhif 3 (Cynlluniau wedi'u Cymeradwyo) o ganiatad cynllunio 1/CBA/6419, 1/1031D (Dymchwel Ysgubor a chodi byngalo a garej) I ganiatáu newidiadau I'r cynlluniau wedi'u Cymeradwyo) er mwyn caniatáu I fanylion gael eu ddarparu ar ol dechrau'r datblygiad Safle: Land adjacent 30, Llanrwst Road, Colwyn Bay, LL29 7YU Ymgeisydd: J Rochelle Dim Gwrthwynebiad Variation of condition no. 4 (landscaping) of planning consent 0/47298 (Variation of condition no 3 (Approved Plans) of planning consent 1/CBA/6419, 1/1031D (Demolition of Barn and Garage) to allow for details to be provided post commencement of development Location: Land adjacent 30, Llanrwst Road, Colwyn Bay, LL29 7YU Applicant: J Rochelle No Objections</p>
0/48271		<p>Estyniad Cefn Bwriedig Safle: 76, Llandudno Road, Rhos on Sea, LL28 4EJ Ymgeisydd: Mr & Mrs Roberts Dim Gwrthwynebiad Proposed Rear extension Location: 76, Llandudno Road, Rhos on Sea, LL28 4EJ Applicant: Mr & Mrs Roberts</p>